

06-0-0777

City Council
Atlanta, Georgia

AN ORDINANCE
BY: CARLA SMITH



Z-06-38
Date Filed: 3-14-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **Tract 1-1398-1454 Vaughn Street, S.E. and 1415-1453 Woodbine Avenue, S.E. and Tract 2- 1449-145 Vaughn Street and 1454-1458 Memorial Drive, S.E.** be changed from the R-5 (Two-family residential) District to the RG-3 (Residential General-Sector 3) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 207 and 208, 15th District, Dekalb County, Georgia being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION
Overall Tract

ALL THAT TRACT or PARCEL OF LAND lying and being in Land Lots 207 & 208 of the 15th Land District, County of DeKalb, State of Georgia, and being more particularly described as follows:

Commencing at the intersection of the east Right-of-Way of Whiteford Avenue and the south 100 foot Right-of-Way of Woodbine Avenue; Thence, along the south 100 foot Right-of-Way of Woodbine avenue a distance of 350 feet, more or less, to a 1/2" iron pin set and the **POINT OF BEGINNING**:

Thence, continuing along said Right-of-Way and along a curve to the left, of which the radius point lies North 17 degrees 26 minutes 08 seconds West, a radial distance of 2,956.37 feet; thence easterly along the arc, through a central angle of 01 degrees 00 minutes 39 seconds, a distance of 52.16 feet; thence continue easterly along said curve through a central angle of 01 degrees 10 minutes 03 seconds, a distance of 60.24 feet; thence continue easterly along said curve through a central angle of 01 degrees 10 minutes 40 seconds, a distance of 60.78 feet; thence continue easterly along said curve through a central angle of 01 degrees 11 minutes 02 seconds, a distance of 61.09 feet; thence continue northeasterly along said curve through a central angle of 01 degrees 11 minutes 59 seconds, a distance of 61.90 feet Thence North 68 degrees 46 minutes 22 seconds East a distance of 66.75 feet to a point;

Thence North 67 degrees 02 minutes 09 seconds East a distance of 62.43 feet to a point;
Thence North 66 degrees 42 minutes 50 seconds East a distance of 24.55 feet to a point;
Thence South 01 degrees 07 minutes 01 seconds East a distance of 96.51 feet to a point;
Thence South 44 degrees 54 minutes 19 seconds East a distance of 41.20 feet to a point;
Thence North 78 degrees 08 minutes 41 seconds East a distance of 79.73 feet to a point;
Thence South 18 degrees 46 minutes 22 seconds East a distance of 121.08 feet to a point;
Thence South 15 degrees 00 minutes 32 seconds West a distance of 26.52 feet to a point;
Thence South 03 degrees 27 minutes 40 seconds West a distance of 37.13 feet to a point;
Thence South 02 degrees 19 minutes 28 seconds East a distance of 83.50 feet to a point;
Thence South 87 degrees 36 minutes 59 seconds West a distance of 52.95 feet to a point;
Thence South 01 degrees 13 minutes 09 seconds East a distance of 68.00 feet to a point;
Thence South 88 degrees 48 minutes 23 seconds West a distance of 108.52 feet to a point;

Thence South 00 degrees 21 minutes 36 seconds East a distance of 30.37 feet to a point;
Thence South 07 degrees 40 minutes 27 seconds East a distance of 39.79 feet to a point;
Thence South 01 degrees 28 minutes 43 seconds East a distance of 150.00 feet to a point;
Thence South 00 degrees 13 minutes 02 seconds East a distance of 151.81 feet to a point;
Thence South 88 degrees 48 minutes 19 seconds West a distance of 50.00 feet to a point;
Thence North 89 degrees 42 minutes 24 seconds West a distance of 47.43 feet to a point;
Thence North 01 degrees 25 minutes 48 seconds West a distance of 148.63 feet to a point;

142

Thence North 01 degrees 14 minutes 32 seconds West a distance of 151.26 feet to a point;
Thence North 01 degrees 42 minutes 20 seconds West a distance of 40.01 feet to a point;
Thence South 88 degrees 17 minutes 40 seconds West a distance of 19.00 feet to a point;
Thence South 88 degrees 21 minutes 28 seconds West a distance of 57.71 feet to a point;
Thence South 88 degrees 28 minutes 27 seconds West a distance of 57.39 feet to a point;
Thence South 88 degrees 28 minutes 31 seconds West a distance of 57.52 feet to a point;
Thence South 88 degrees 00 minutes 06 seconds West a distance of 4.92 feet to a point;
Thence South 88 degrees 29 minutes 11 seconds West a distance of 52.47 feet to a point;
Thence South 88 degrees 35 minutes 53 seconds West a distance of 49.97 feet to a point;
Thence South 88 degrees 28 minutes 19 seconds West a distance of 50.02 feet to a point;
Thence North 01 degrees 21 minutes 17 seconds West a distance of 150.00 feet to a point;
Thence North 88 degrees 28 minutes 19 seconds East a distance of 50.02 feet to a point;
Thence North 89 degrees 22 minutes 35 seconds East a distance of 49.97 feet to a point;
Thence North 01 degrees 21 minutes 23 seconds West a distance of 10.00 feet to a point;
Thence South 89 degrees 22 minutes 38 seconds West a distance of 50.00 feet to a point;
Thence North 01 degrees 21 minutes 23 seconds West a distance of 162.23 feet to a point;

Tract described herein containing 245,595.9 square feet, or 5.64 acres of land, more or less, as shown on a survey by Frontline Surveying & Mapping, Inc., dated **/**/**. last revised **/**/**.

292